

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION



2019/2020 & 2020/2021 Fiscal Year's Report

Board of Directors

Sharon Axtell

Don Ouellette

Shirl Henderson

Steve Wills

Steve Stevens

Linda Pedersen (2019/2020)

Charley Haverstick

Mary Ann Armijo (2020/2021)



TIMBERLAKE REMEMBERS

A few in our community have been lost to us in the last months. These souls were our neighbors, friends, past Board members, volunteers – fathers, mothers, husbands and wives. Some helped build, construct, cultivate, organize – others were present to support and encourage. They all in some way left a mark in Timberlake and we are committed to their memory.



Chuck Colldock



Ron Mansfield



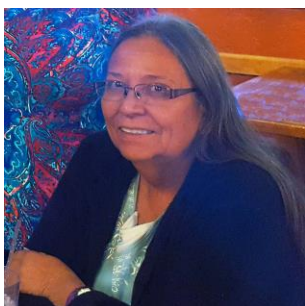
Sharon Norton



Jens Rossler



Fernando Velasquez



Kris Railsback

Richard Martin

Board of Directors Report

Board Meetings were held in May, June, July, August, October, February, March, and April for both fiscal years. In addition to all of the projects reported elsewhere in this report, the following tasks were achieved:

1. The Board of Directors of Timberlake Ranch Landowners' Association, Inc., certified that effective on June 21, 2019, at a regularly called meeting of the Association, the required voting power of the Association under the Prior Covenants approved the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Timberlake Ranch Subdivision.
2. Last two lots owned by TRLA sold.
3. Updating of Board Policies and Procedures Manual completed.
4. Completed inventory of Ranch House and Equipment Building.
5. New Ranch signs at gate entrance
6. Video security for Ranch House
7. New roof and Porch remodel completed
8. Second Burn Pile established
9. One new Board Member
10. Water Usage Problem
11. Phone line improvement
12. New on-demand water heater approved for bath house
13. Purchase of cycle bar mower
14. Purchase of mailbox cluster
15. Completed new Welcome Packets for new landowners.



Areas under Board Investigation:

1. Better ways of immediate communication to landowners when there are possible threats in the area.
2. Ways in which postal expenses can be decreased, e.g. email attachments for Annual Meeting.
3. Coordination with Continental Divide in clearing electrical easements and landowners.
4. New McKinley County road signs to be installed
5. Property advertised for renting on website, Hipcamp.com, but no reservations are being taken at this time. Letters have been sent and received to landowner, waiting for response.
6. Looking for landowner to take over Newsletter.

Commons Report

COMMONS REPORT (for the Annual Meeting – May 2021)

1. The flex line in one of the women's toilet in the Bath House was cracked and leaking as well as at the hot water heater. These lines have been replaced and both the water closet/hot water heater are back on line.
2. The Bath House had some floor tile lifting at the entrance into the Men's area, the soap dishes in both showers were rusting and falling apart, and the shower curtains were in bad shape. All of these items have been taken care of.
3. The yard hydrant near the gate to the burn pile was leaking and after talking with Coyote well drillers I was able to get it stopped from leaking without a service call or replacement items.



4. Lisa Lewis and her helpers have completed the painting of the Ranch House exterior and fencing. They and will be finishing up with repainting the BBQ Pavilion and remaining minor areas in the near future.
5. Ceiling light/fan fixtures have been replaced in the Rock Room and the meeting area of the Ranch House. The water system was turned on April 1st and the limb piles have been burned, so all is now available again.
6. The porch replacement/extension has been completed, except for the sealing of the ceiling and installing vinyl flooring, which should be completed in the near future.
7. Metal roofing has been replaced on the Ranch House, Bath house and outbuildings, in addition to the walks to and from the new porch addition, the concrete floor was poured in the out building as well a an apron at the one side of the equipment storage building.
8. A system to control the water supply, and a surveillance system, has been installed which will help monitor the Ranch House area and control of the demand on the well.

Communications Report

Website:

It is the Board's hope that the web site is a useful tool when looking for information about the Ranch. For example; Burn/No Burn restrictions, sightings of our wildlife, Board members information and meeting dates, CC&R's and Bylaws, posting of minutes, and financials, different forms as needed, Timberlake Times newsletter, properties for sale, maps of the ranch, and Volunteer information/ Schedule of Dates. Also, added is the Photo Gallery as well as, Emergency information and Rules & Regulation, and Fire Mitigation. Check out the web site at: <http://.trnews.info> It is an official website with important information for Timberlake land owners.

Timberlake Times Newsletter:

This position is currently open to any TRLA landowner to:

Prepare, organize, and distribute the newsletter electronically, via email and the website which saves landowners considerable money, with the reduction of paper, toner, labels and postage costs, as well as the manual labor required to print, fold and assemble the hard copies.

To be added to receive a color version via email and consideration for this TRLA Newsletter position: Please contact: Sharon Axtell trlasecretary@gmail.com. 505-783-0808.

Timberlake and Rosie Alerts:

When an important situation impacts Timberlake residents, (lost and found pets, bear/mountain lion alerts,) an electronic alert is sent to landowners in the Timberlake area. Landowners who wish to be included in this alert system should contact Linda Pedersen

Neighborhood Watch Alerts:

When there is a crime, suspicious vehicles, or suspicious activity that impacts Timberlake residents, an electronic alert is sent to landowners in the Ramah area.

Timberlake Ranch Facebook Page:

You can now follow us on Facebook @ Timberlake Ranch, a place to meet your neighbors, leave feedback share pictures, stories or whatnot!?!?!?!?

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DEMOGRAPHICS OF TIMBERLAKE RANCH AND LANDOWNERS

Timberlake Ranch community covers approximately 7000 acres in both Cibola and McKinley County. It is nestled in a valley surrounded by the Cibola National Forest (342,000 acres). There are five subdivisions: Cloh Chin Toh, Timberlake (Cibola) Unit 1, Timberlake (Cibola) Unit 2, McKinley Units 1---10, and Timberlake South for a total of 743 lots varying in size from 5 – 14 acres.

Number of Lots according to Subdivision:

Cloh Chin Toh: 93 (CCT 74 Common Land)

Cibola Unit 1: 65

Cibola Unit 2: 73

Timberlake South: 31

McKinley Unit 1: 52

Unit 2: 42

Unit 3: 46

Unit 4: 54

Unit 5: 45

Unit 6: 48

Unit 7: 51 (Includes Lot given to McKinley Co. for the Volunteer Fire Dept.)

Unit 8: 61

Unit 9: 54

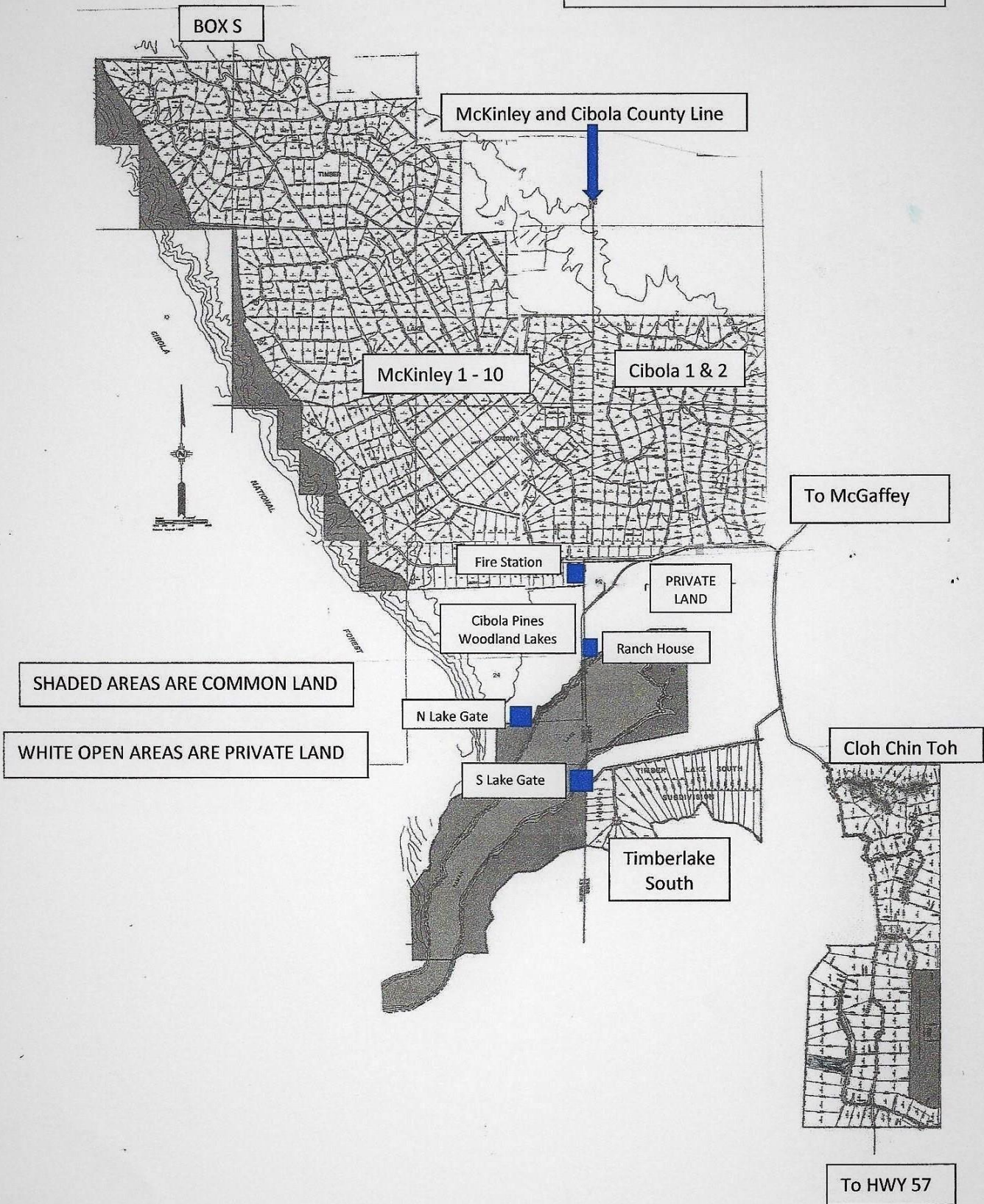
Unit 10: 27

TRLA Common Land: There are five parcels of land in Cibola Country for a total of 333 acres. This includes the Horse Pasture, 100' narrow strip running north of it, Field of Stream, and Lot 74 in Cloh Chin Toh Subdivision along with the TCC Ranch House and surrounding acreage. In McKinley County there are 10 parcels totaling 912 acres. This includes land on north and south of the lake, a strip of land going north and south on which the bathhouse sits, and the area along the cliffs to the west

As of May 2021, Timberlake landowners (568) reside in 31 states and two foreign countries (England and Switzerland.) The top three states landowners come from are New Mexico (43%) Arizona (35%) and then California (7%).

	2019-2020	2020-2021
Full Time	82	77
Part Time	18	21
Recreational	64	62
Vacant	5	2
Rentals	4	4
Under Construction	5	7
To Be Constructed in 2021		5
TOTAL	173	175

**TIMBERLAKE RANCH
LANDOWNERS ASSOCIATION**



Roads Report

July 2019-June 2020 (fy 2019-2020)

Thirty five loads of gravel were applied on the following roads;

Sunflower, Hilltop, Buttonwood, Copperweed, Woodland, Ash, Sagebrush, Lobo, Oak dr., Culebra, Elk, Pinetree, Pinion, Blackbear. Two batteries were purchased for grader. A culvert was cleaned out on Lobo between Timberlake and Sagebrush. Two new culverts installed on Woodland. A culvert on Sunflower was dug up cleared out and end repaired and reinstalled. An additional culvert was added at end of Hilltop at Sunflower to improve drainage in area. A turn around at end of Elk was made to give traffic a place to turn around with entering private property. A new culvert was installed at low point on Lobo between Culebra and Timberlake. A culvert added at Blackbear and Pinion as well as gravel. At Blackbear near Quail a new culvert and gravel. Four loads of gravel on Sunflower and six loads on Copperweed. Dump truck was taken in for complete service. The brush pile has been pushed up every 2 to 3 time a week due to heavy usage of fire mitigation efforts. A second burn pile was formed. NML graded and 19 loads of gravel applied. Fifteen loads of gravel on Pinetree. I called Gary Porter of Cibola roads about concerns in areas of Timberlake needing grading and gravel. These areas were addressed promptly. This year's winter weather was wet and warm resulting in road damage and difficult to maintain. We need to get snow chains for truck and grader. Cibola County graded Timberlake in April and did a great job. Spent last of gravel budget on Culebra, Oak Court and Elk. Used pole saw to trim high overhanging trees on Lobo, Culebra and Elk.

Costs breakdown for fiscal year 2019-2020 are as follows:

The following roads received 2600 tons of gravel: Pinion,Black Bear, CottonWood Dr.,Lobo, Sagebrush, Sunflower, Hilltop, No Mans land, Culebra, Pinetop, Copperweed, and Oak Court.

Total cost: 59,200(55k for gravel and 4.2k for spreading)

- 12 new culverts were Installed at a cost of \$625 each and \$525 labor/equipment
- 4 on Sagebrush \$4600
- 1 on Roadrunner/Elk \$1150
- 1 on Sunflower \$1150
- 1 on Woodland \$1150
- 1 on Pinion/Black Bear \$1150
- 1 on Black bear/ Quail \$1150
- 1 on Lobo \$1150 \$1150
- 2 on Ash \$2300
- Turn around project at end of Elk \$440
- All bar ditches were in Inspected and cleaned and graded as needed, cost \$800
- Culverts cleaned on Lobo, Sagebrush, and Sunflower. Cost \$440
- Road grading. Cost #1000
- Snowplowing. Cost \$1350
- Fuel cost. \$1400
- Equipment Maintenance & insurance Costs. \$3350

Fiscal Year 2020-2021

We finished trimming overhanging branches on end of Elk. Brought tractor in to have skid plared welded on drag. BIA section. dragged on way to shop. After about 2 weeks we picked up tractor and dragged 100 Blackbear, Cottonwood Loop, Aspen Loop, Hilltop, and Buttonwood. Bar ditches on these roads were also worked on. Took until 7.02 to get

gravel, Gravel applied to Yucca and Black Bear when Grader developed electrical problem. Grader bought in for repair on 08/05 and picked up on 09/09. The alternator and fuse were replaced and well as new beacon light and complete service. Bia and Timberlake dragged in September and October. Brush removed from sides of Oak court and overhanging branches removed with pole saw. 4 loads taken to burn pile with dump truck. One hundred loads of gravel were finally spread on the roads. New snow chains put on truck. Chains also put on grader. We only had to plow snow 4 times. Twice in January and twice in February. Purchased a cycle mower for the tractor on 05/04/2021. Also purchased a rush trimmer. Currently evaluating roads to see where best to use our budgeted funds.

Don Ouellette, Roads Chairman

Architectural and Maintenance Report



	2019-2020	2020-2021
House Plans Approved	6	7
Shed Plans Approved	2	15
Garage Plans Approved	2	2
Addition Plans Approved	1	2
Covenant Violations Closed	2	4
Covenant Violations Pending	3	1



LIENS AND FORECLOSURES

Starting the fiscal year 2019/2020 TRLA owned 2 lots. Both Lots have been sold and TRLA recovered all costs (property taxes, HOA dues, escrow, and legal fees).

There were 2 lots with the law firm of Hays & Friedman in Santa Fe in the foreclosure process and one lot making payments. Currently there are no lots in foreclosure and all legal fees have been recouped. There were 6 lots with liens owing approximately \$3500 at the beginning of fiscal year 2020/2021. All Liens have been released and monies recovered. Currently there are two landowners that are 2 years in arrears, eleven that are 1 year and seven ½ year.

\$4200 of legal costs were incurred to TRLA in Fiscal year 2019/2020 by two landowners who questioned the following:

- Legitimacy of Board Directors according to the Amended and Restated Bylaws of Timberlake Ranch Landowners' Association
- Validity of the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions
- Legality of Ranch House domestic well water rights
- Availability for review of Association records

We encourage members to utilize information that is available and constantly being updated on the TRLA website www.trnews.info.

TREASURER'S REPORT

Financials YTD 2020-2021	YTD	BUDGET 2020-2021	Difference
APRIL 31,2021			
TOTAL INLOWS	174,749.29	170,890.00	\$3,859.29
OUTFLOWS/EXPENSES			
Board	6,296.85	10,136.00	(\$3,839.15)
Communications	1,288.28	1,100.00	\$188.28
Financial	11,590.07	24,600.00	(\$13,009.93)
Legal	25.00	8,300.00	(\$8,275.00)
Insurance	13,781.00	15,500.00	(\$1,719.00)
Wages & Taxes	4,104.29	8,500.00	(\$4,395.71)
Buildings & Commons	8,567.97	15,450.00	(\$6,882.03)
Equip Maint. & Repairs	3,238.25	3,700.00	(\$461.75)
Fuel, Oil, Grease	993.86	2,500.00	(\$1,506.14)
Roads	88,383.66	90,000.00	(\$1,616.34)
Utilities	3,028.26	3,200.00	(\$171.74)
TOTAL OUTFLOWS	141,297.49	182,986.00	(\$41,688.51)
	BANK BALANCE: 01/31/2021		
	Deposit	112,908.23	
	Checking	52,286.27	
	Rewards	1,524.98	
	Contingency Funds:	1,525.02	
	Ranch House Restoration	20,000.00	
	Emergency Reserve	44,912.15	
	Total Balance	233,156.65	
Treasurer notes:			
Significant Expenses:			
	Roads: \$88,363.66*		
	* includes - Gravel/Road Maintenance		
	RANCH HOUSE PORCH REMODEL		
	D HURST LLC Contractor	\$80,885.00	
	M Begay sidewalk/concrete work	\$14,234.13	
	Materials-windows/paint	\$10,568.27	
	Total cost as of 10/20/2020	\$105,687.40	
Collections Due:			
	Association Dues owed YTD		\$3,742.24
	Association Dues owed prior years		\$351.24
	Total Dues Owed		\$4,093.48



And finally, the Board of Directors would like to thank the many volunteers and contributors who make this such a great place to live and play.

Timberlake Volunteer Fire



Abbott, Tom and Kandy
Antosh, Rick and Pam
Armijo, Duke and Mary Ann
Axtell, Sharon
Crawford, Cindy
Daniels, Ida and Harry
Duncan, Barb
Ellett, Karen
Haverstick, Charley and Judy
Henderson, Mike and Shirl
Kangas, Bill and Carren
Lewis, Elvin and Lisa
Polly Swick & John McCrimmon
Don Ouellette
Mansperger, Pam
Mansperger, Jack
Martinez, Joe and Killarney
Montoya, Danny/Pedersen, Linda
Parry, Don and Joleen
Railsback, Steve and Kris
Ramm, Wayne and Nancy
Stevens, Barb and Steve
Wallen, Mary Jo
Wills, Steve and Nancy
Zwerg, Jim and Carrie

Department

Andy Wilson, Chief/FF/EMT-B
Bill Sanders, Asst. Chief/FF-EMT-B
Julie Farrell, Capt./FF-EMT-B
Wade Aubuchon, Capt./FF
Richard Hastings, Lieut./ FF
Kathy Waller, Lieut./FF
Raf Luciani FF
Richard Hastings FF
Cheri Sanders FF
Rick Farrell FF
Dale Waller FF
Mike Latendresse FF
Patty McCartney FF
Melinda Aubuchon FF
Tobin Savage FF

